

GRCRS Package Cover Sheet

Site Name Golden Rule Lake Wisconsin
Site Address 17255 County Highway X, Chippewa Falls, WI
BRRTS # 03-09-000025 Date of Closure Decision 10/27/99

☒ Closure letter(s)

☒ Groundwater Use Restriction/Warranty Deed

Yes/☒ No Off-site contamination present? (Include related documents)

☒ Yes/☒ No Right-of-way contamination present? (Include related documents)

☒ General location map

415803.2500000 GPS x-coordinate

495357.3750000 GPS y-coordinate

☒ Detailed site map(s)

☒ Groundwater flow map(s)

☒ Latest map(s) showing extent or outline of plume

☒ Latest table(s) of analytical results (soil results included only if soil deed restriction is incorporated into groundwater use restriction document)

If available:

☐ Legal description

22808-1124-0580-0000 County and Parcel I.D./Tax Parcel No.

☐ Geologic cross sections

☐ Isoconcentrations map(s)

Document Number

GROUNDWATER USE RESTRICTION

DOCUMENT # 606252

Declaration of Restrictions

In Re: A part of the SE ¼ of the NW ¼ of Section 11, Township 28 North, Range 8 West, lying South of County Highway X and East of County Highway J, more particularly described as follows:

Beginning at the intersection of the East line of Division Street (the Northerly extension of Stillson Street as shown on Wissota Village Plat) with the South line of the town road that parallels County Highway X, thence South 175 feet on the East line of the town road; thence East 120 feet; thence North to the South line of the town road that parallels County Highway X, thence Southwesterly to the point of beginning

Recorded
APR. 05, 2000 AT 02:46PM

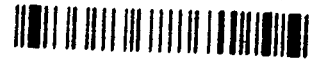
Signed: *Marge L. Geissler*

MARGE L. GEISSLER

REGISTER OF DEEDS

CHIPPEWA COUNTY, WI

Fee Amount: \$12.00



Recording Area

Name and Return Address

Atty. B. James Colbert

P.O. Box 370

Chippewa Falls, WI 54729

STATE OF WISCONSIN)

) ss

COUNTY OF CHIPPEWA

RECEIVED

JUN 06 2000

DNR-WCR

22808-1124-0580-0000

Parcel Identification Number (PIN)

WHEREAS, Robert Ingalls Inc. is the owner of the above described property.

WHEREAS, one or more petroleum discharge(s) has occurred at this property. Gasoline-contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at following location on the following date(s): Monitoring well AW-4 contained 693 ug/L total xylenes on June 10, 1999; on February, 25, 1999, AW-4 contained 1,600 ug/L ethylbenzene, 580 ug/L toluene, and 3,230 ug/L total xylenes. Monitoring well AW-4 is located in the Wisconsin Department of Transportation Right of Way for Chippewa County Highway X. Contaminated groundwater is present within the Wisconsin Department of Transportation Right of Way and on the north ½ of the above-described property owned by Robert Ingalls Inc. See attached Figure for location of groundwater plume.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions that will make it unnecessary to conduct additional groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. 809, Wis. Adm. Code is restricted by ch. NR 811, Wis. Adm. Code and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable and to obtain Department approval, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering or if contaminated groundwater is otherwise extracted from this

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property in the future, the ground water must be sampled and analyzed and must be managed in compliance with applicable laws and regulations. The property owner must need to apply for a WPDES permit if extracted groundwater from this property is proposed to be discharged.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 4th day of April 2000

Robert Ingalls, Inc., by:

Signature: Robert Ingalls

Printed Name: Robert Ingalls, President

Subscribed and sworn to before me

this 4th day of April 2000
4th April 2000

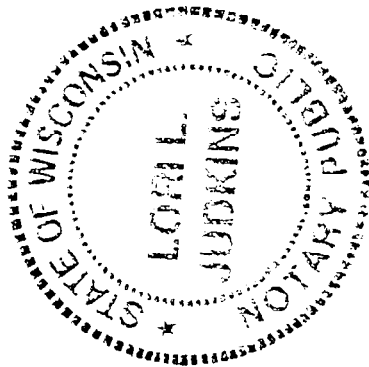
Lori L. Judkins

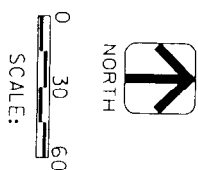
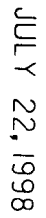
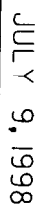
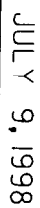
Lori L. Judkins

Notary Public, State of Wisconsin
Wisconsin

My commission Expires February 02, 2003
Expires February 02, 2003

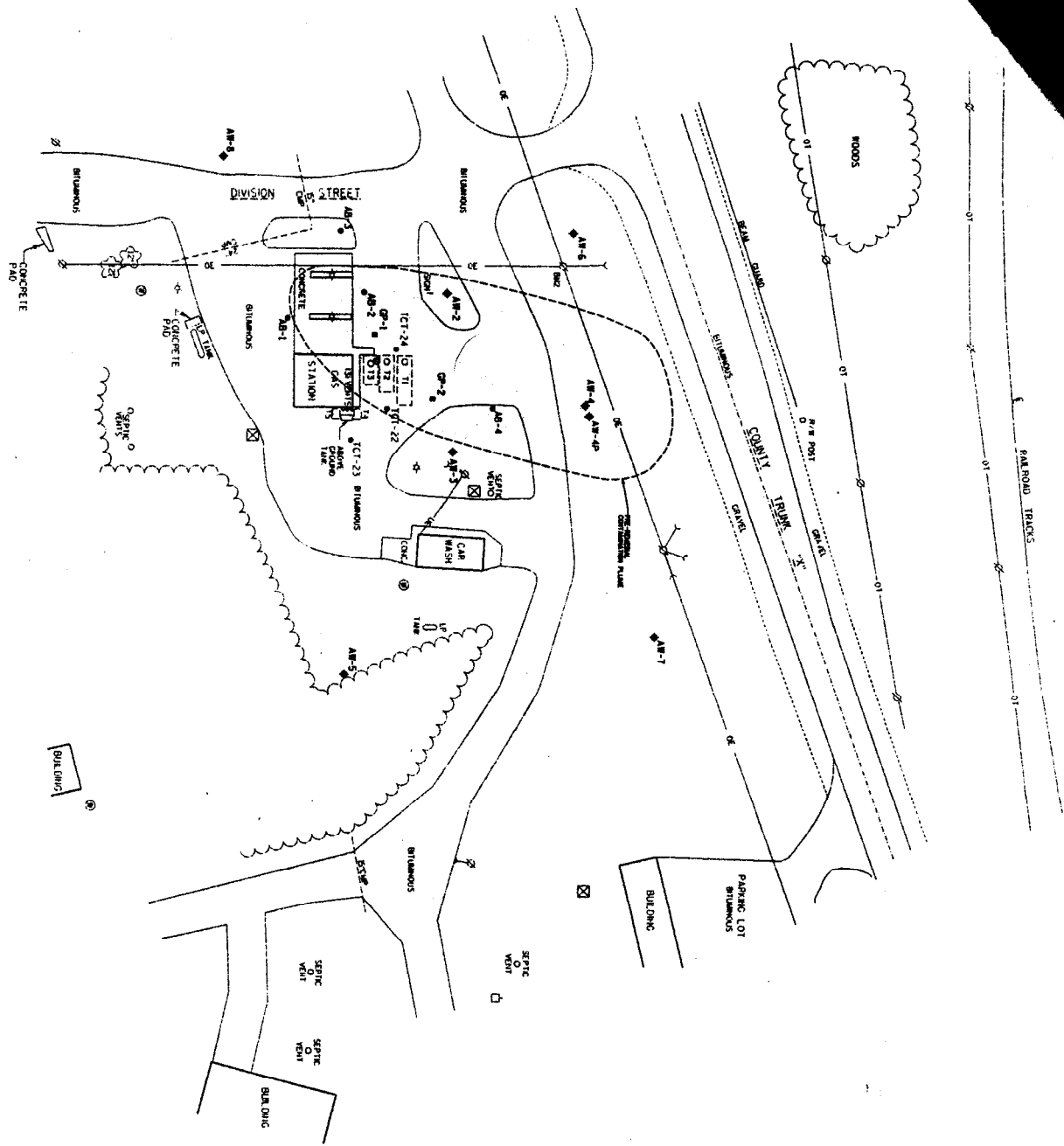
This document was drafted by the Wisconsin Department of Natural Resources





TANK		REFORMATION	
TANK	SIZE GALLONS	DIMENSION FT.	PRODUCT
11	8,000	8' x 27'	UNLEADED GALV. STEEL CARBIDE
12	7,600	8' x 20'	UNLEADED GALV. STEEL CARBIDE
13	6,300	8' x 5'	UNLEADED GALV. STEEL CARBIDE
14	550	4' x 6'	UNLEADED GALV. STEEL CARBIDE
15	550	4' x 8'	UNLEADED GALV. STEEL CARBIDE

AN-1



LEGEND	
○	POLE ELECT. AND/OR TILES
—	PIPE
+	PIPE ANCHOR
☆	STREET LIGHT
⊗	TREE LINE
⊙	WELL (WATER SUPPLY)
⊕	SEPTIC TANK
⊗	DECIDUOUS TREE
⊗	TELEPHONE PED.
⊗	OVERHEAD ELECT.
⊗	UNDERGROUND ELECT.
⊗	OVERHEAD TELEPHONE
⊗	MONITORING WELL
⊗	SOIL BORING
⊗	TCF SOIL BORING
⊗	SEPTIC MARK #2
⊗	CONCRETE SAMPLE

0 30 60
SCALE



GOLDEN RULE WISSOTA "66"
CHIPPEWA COUNTY, WISCONSIN

DRN. BY: MLE
CHK. BY: CTO
DATE: OCTOBER 1999
AMES ASSOCIATES

PRE-REMEDIAL SITE PLAN

FIGURE

2

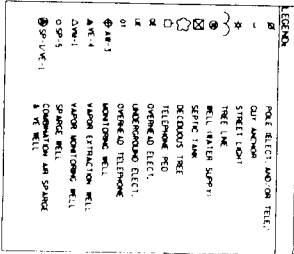


TABLE 11
PRE- AND POST-REMEDIAL
GROUND WATER ANALYTICAL RESULTS
1990 - PRESENT

WELL I.D.	DATE SAMPLED	DISSOLVED OXYGEN (ug/L)	GRO* (ug/L)	BENZENE (ug/L)	ETHYL-BENZENE (ug/L)	TOLUENE (ug/L)	XYLENE (ug/L)
AW-1	06/26/90	NA	NA	ND	ND	ND	ND
	09/25/90	NA	ND	ND	ND	3.0	ND
	01/10/91	NA	16	1.1	ND	ND	ND
	06/17/91	NA	ND	ND	ND	ND	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	11/05/92	NA	NA	ND	ND	ND	ND
	11/11/93	NA	NA	ND	ND	ND	ND
AW-2	06/26/90	NA	NA	410	6.0	27	39
	09/25/90	NA	1,500	1,000	7	22	32
	01/10/91	NA	2,400	510	22	18	ND
	06/17/91	NA	1,200	160	8.2	3.4	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	11/05/92	NA	NA	NA	NA	NA	NA
	11/11/93	NA	NA	ND	ND	ND	ND
	04/08/94	NA	ND	ND	ND	ND	ND
	11/11/94	NA	ND	ND	ND	ND	ND
	05/08/95	NA	ND	ND	ND	ND	ND
	01/23/97	NA	<30	<0.20	<0.20	<0.20	<0.50
	05/21/97	9.2	<30	<0.20	<0.20	<0.20	<0.50
	07/31/97	13.5	<30	<0.20	<0.20	<0.20	<0.50
	10/30/97	8.2	NA	NA	NA	NA	NA
	02/04/98	9.3	NA	NA	NA	NA	NA
	03/15/98	11.4	NA	NA	NA	NA	NA
	04/15/98	8.1	NA	NA	NA	NA	NA
	07/09/98	2.3	NA	NA	NA	NA	NA
	07/22/98	1.7	<30	<0.20	<0.30	<0.20	<0.90
	02/25/99	5.8	<30	<0.20	<0.30	<0.20	<0.90
	06/10/99	3.6	<50	<0.26	<0.24	<0.21	<0.97
AW-3	06/26/90	NA	NA	ND	ND	ND	ND
	09/25/90	NA	160	36	ND	4	ND
	01/10/91	NA	150	12	1.2	2.2	ND
	06/17/91	NA	480	2.5	2.8	ND	ND
	12/05/91	NA	300	ND	ND	ND	ND
	11/05/92	NA	NA	ND	ND	ND	ND
	11/11/93	NA	NA	ND	ND	ND	ND
	04/08/94	NA	ND	ND	ND	ND	ND
	11/11/94	NA	ND	ND	ND	ND	ND
	05/08/95	NA	ND	ND	ND	ND	ND
	05/21/97	8.6	<30	<0.20	<0.20	<0.20	<0.50
	07/31/97	10.2	<30	<0.20	0.2	0.3	<0.50
	10/30/97	8.5	NA	NA	NA	NA	NA
	02/04/98	9.2	NA	NA	NA	NA	NA
	03/15/98	7.9	NA	NA	NA	NA	NA
	04/15/98	6.2	NA	NA	NA	NA	NA
	07/09/98	3.6	NA	NA	NA	NA	NA
NR 140 ES			NS	5	700	343	620
NR 140 PAL			NS	0.5	140	68.6	124

ND = No Detect

NA = Not Analyzed

* Samples collected before 1993 analyzed for TPH as Gasoline

[] = Concentration > NR 140 PAL

[] = Concentration > NR 140 ES

**TABLE 11 (Cont.)
PRE- AND POST-REMEDIAL
GROUND WATER ANALYTICAL RESULTS
1990 - PRESENT**

WELL I.D.	DATE SAMPLED	DISSOLVED OXYGEN (ug/L)	GRO* (ug/L)	BENZENE (ug/L)	ETHYL- BENZENE (ug/L)	TOLUENE (ug/L)	XYLENE (ug/L)
AW-4	06/26/90	NA	NA	330	57	1,400	750
	09/25/90	NA	64,000	5,500	610	25,000	12,000
	01/10/91	NA	160,000	1,600	3,000	27,000	14,100
	06/17/91	NA	160,000	2,900	3,800	23,000	7,400
	12/05/91	NA	73,000	3,400	2,900	33,000	15,000
	11/05/92	NA	NA	17,000	3,500	17,000	17,000
	11/11/93	NA	NA	770	2,400	17,000	12,000
	04/08/94	NA	46,500	129	2,430	10,300	18,460
	11/11/94	NA	26,200	88.4	1,310	4,410	7,470
	05/08/95	NA	26,000	110	1,300	7,700	7,000
	01/23/97	NA	11,000	30	640	4200	2880
	05/21/97	5.2	140	<0.20	<0.20	0.8	8.2
	07/31/97	8.8	2,800	<4.0	12	160	920
	10/30/97	6.3	400	2.0	0.7	160	20
	02/04/98	4.8	1,400	4.0	95	24	490
	04/15/98	6.8	5,000	25	110	650	1600
	07/09/98	0.4	15,000	20	890	4200	8300
	07/22/98	1.6	12,000	55	650	1300	4000
	02/25/99	1.3	11,000	<20	1600	580	3230
	06/10/99	0.7	5,300	<0.65	150	50	693
AW-4A	09/25/90	NA	36	3.0	ND	ND	ND
	01/10/91	NA	ND	1.0	1.0	2.2	3.1
	06/17/91	NA	ND	ND	ND	ND	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	11/05/92	NA	NA	ND	ND	ND	ND
	11/11/93	NA	NA	ND	ND	ND	ND
	04/08/94	NA	ND	ND	ND	ND	ND
	11/11/94	NA	ND	ND	ND	ND	ND
	05/08/95	NA	ND	ND	ND	ND	ND
	05/21/97	3.5	<30	<0.20	<0.20	<0.20	<0.50
	02/04/98	6.0	NA	NA	NA	NA	NA
	04/15/98	4.6	NA	NA	NA	NA	NA
	07/09/98	1.1	NA	NA	NA	NA	NA
AW-5	06/26/90	NA	NA	ND	ND	ND	ND
	09/25/90	NA	ND	ND	ND	ND	ND
	01/10/91	NA	ND	ND	ND	ND	ND
	06/17/91	NA	ND	ND	ND	ND	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	11/05/92	NA	NA	ND	ND	ND	ND
	04/08/94	NA	ND	ND	ND	ND	ND
	11/11/94	NA	ND	ND	ND	ND	ND
	05/08/95	NA	ND	ND	ND	ND	ND
	05/21/97	9.6	<30	<0.20	<0.20	<0.20	<0.50
	02/04/98	9.1	NA	NA	NA	NA	NA
	03/15/98	11.6	NA	NA	NA	NA	NA
	04/15/98	7.9	NA	NA	NA	NA	NA
	07/09/98	5.7	NA	NA	NA	NA	NA
NR 140 ES			NS	5	700	343	620
NR 140 PAL			NS	0.5	140	68.6	124

ND = No Detect

NA = Not Analyzed

* Samples collected before 1993 analyzed for TPH as Gasoline

= Concentration > NR 140 PAL

= Concentration > NR 140 ES

Ayres Associates

August 5, 1999

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**TABLE 11 (Cont.)
PRE- AND POST-REMEDIAL
GROUND WATER ANALYTICAL RESULTS
1990 - PRESENT**

WELL I.D.	DATE SAMPLED	DISSOLVED OXYGEN (ug/L)	GRO* (ug/L)	BENZENE (ug/L)	ETHYL- BENZENE (ug/L)	TOLUENE (ug/L)	XYLENE (ug/L)
AW-6	09/25/90	NA	ND	ND	ND	1.0	ND
	01/10/91	NA	ND	ND	1.2	ND	ND
	06/17/91	NA	ND	ND	ND	ND	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	04/08/94	NA	NA	ND	ND	ND	ND
AW-7	09/25/90	NA	ND	ND	ND	ND	ND
	01/10/91	NA	ND	ND	1.1	ND	ND
	06/17/91	NA	ND	ND	ND	ND	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	11/05/92	NA	NA	ND	ND	ND	ND
	04/08/94	NA	ND	ND	ND	ND	ND
	11/11/94	NA	ND	ND	ND	ND	ND
	05/08/95	NA	ND	ND	ND	ND	ND
	05/21/97	10.4	<30	<0.20	<0.20	<0.20	<0.50
	02/04/98	10.4	NA	NA	NA	NA	NA
	03/15/98	11.9	NA	NA	NA	NA	NA
	04/15/98	9.5	NA	NA	NA	NA	NA
	07/09/98	7.8	NA	NA	NA	NA	NA
AW-8	09/25/90	NA	ND	ND	ND	2.0	ND
	06/17/91	NA	ND	ND	ND	ND	ND
	12/05/91	NA	ND	ND	ND	ND	ND
	11/05/92	NA	NA	ND	ND	ND	ND
	04/08/94	NA	ND	ND	ND	ND	ND
	11/11/94	NA	ND	ND	ND	ND	ND
	05/08/95	NA	ND	ND	ND	ND	ND
	05/21/97	12.0	<30	<0.20	<0.20	<0.20	<0.50
	02/04/98	9.6	NA	NA	NA	NA	NA
	04/15/98	8.6	NA	NA	NA	NA	NA
	07/09/98	7.3	NA	NA	NA	NA	NA
	07/22/98	8.1	<30	<0.20	<0.30	<0.20	<0.90
Station Well	11/05/92	NA	NA	ND	ND	ND	ND
Car Wash Well	11/05/92	NA	NA	ND	ND	ND	ND
NR 140 ES			NS	5	700	343	620
NR 140 PAL			NS	0.5	140	68.6	124

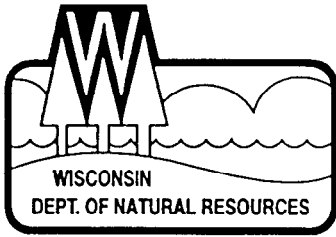
ND = No Detect

NA = Not Analyzed

= Concentration > NR 140 PAL

= Concentration > NR 140 ES

* Samples collected before 1993 analyzed for TPH as Gasoline



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
TELEPHONE 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

October 27, 1999

Site ID# 03-09-000025

Chippewa County

Mr. Tom Rizzolo
MidAmerican Energy Corporation
1 River Center Place
106 East Second Street
Davenport, IA 52801

SUBJECT: Conditional Site Closure for the Wisconsin 66 Facility Located at 17255 County Highway X, Chippewa Falls, WI

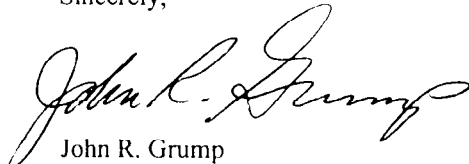
Dear Mr. Rizzolo:

On October 6, 1989, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation have been accomplished. Therefore, the site was reviewed by the West Central Region Closeout Committee on October 26, 1999, for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wisconsin Administrative Code.

The Regional Closeout Committee has determined that the requirements in NR 726.05(2)(b), Wisconsin Administrative Code, have been satisfied. Consequently, closure has been granted if a groundwater use restriction which meets the requirements of NR 726.05(8)(am), Wisconsin Administrative Code, is recorded with the County Register of Deeds within thirty (30) days. Upon receipt of this recorded restriction, the Department will consider this site closed having determined that no further action is necessary at this site. If additional information regarding this site indicates that it poses a threat to public health, safety, welfare or the environment, this case may be reopened pursuant to NR 726.09, Wisconsin Administrative Code. A copy of a model groundwater use restriction document is enclosed. This model must be used to formulate your site-specific document. A draft of your deed restriction along with the property deed must be submitted for review by our legal counsel. Based on that review, any necessary changes must be made prior to recording with the county. In addition, the groundwater monitoring wells and all vertical portions of the sparge and vent wells must be properly abandoned in compliance with NR 141, Wisconsin Administrative Code.

If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,

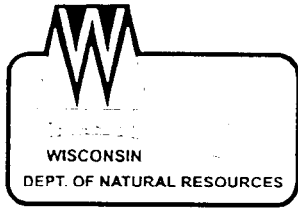


John R. Grump
Hydrogeologist

Enclosure

c: Bill Evans
Christopher Goodwin, Ayres





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional
Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

June 22, 2000

Site ID# 03-09-000025
Chippewa County

Mr. Robert Ingalls
Golden Rule Oil Company
1720 Galloway Street
Eau Claire, WI 54703

**SUBJECT: Site Closure for the Golden Rule Lake Wisconsin Service Station Located at
17349 South Service Road, Chippewa Falls, WI**


Dear Mr. Ingalls :

I have received a recorded copy of the groundwater use restriction and the well abandonment forms. This site is now closed.

Based on the investigative and remedial documentation provided to the Department, it appears that the contamination at the above-named site has been remediated in compliance with the requirements of chs. NR 700 to 724, Wisconsin Administrative code. Therefore, the Department considers the case "closed," having determined pursuant to ch. NR 726, Wisconsin Administrative Code, that no further action is necessary at the site.

If you have any questions concerning this letter, please contact me at (715) 839-3775.

Sincerely,


John R. Grump
Hydrogeologist

C: Bill Evans
Dennis Johnson, Ayres